040.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	711,200 / 711,200
					USE VALUE:	711,200 / 711,200
					ASSESSED:	711,200 / 711,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		AMHERST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILDE PARKE E
Owner 2:	HUBER SARAH C
Owner 3:	
Street 1:	24 AMHERST STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DONAHUE JOHN J-SUSAN C -
Owner 2:	-
Street 1:	24 AMHERST STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,350 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Aluminum Exterior and 1806 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4350.000	267,600	3,200	440,400	711,200
Total Card	0.100	267,600	3,200	440,400	711,200
Total Parcel	0.100	267,600	3,200	440,400	711,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.80 | /Parcel: 393.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 27107
GIS Ref:
GIS Ref:
Insp Date: 11/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	267,700	3200	4,350.	440,400	711,300	711,300	Year End Roll	12/18/2019
2019	101	FV	213,500	3900	4,350.	467,900	685,300	685,300	Year End Roll	1/3/2019
2018	101	FV	213,500	3900	4,350.	341,300	558,700	558,700	Year End Roll	12/20/2017
2017	101	FV	213,500	3900	4,350.	297,300	514,700	514,700	Year End Roll	1/3/2017
2016	101	FV	213,500	3900	4,350.	253,200	470,600	470,600	Year End	1/4/2016
2015	101	FV	201,500	3900	4,350.	247,700	453,100	453,100	Year End Roll	12/11/2014
2014	101	FV	201,500	3900	4,350.	203,700	409,100	409,100	Year End Roll	12/16/2013
2013	101	FV	201,500	3900	4,350.	193,800	399,200	399,200		12/13/2012

!3331!

PRINT

Date	Time
12/10/20	18:36:43

LAST REV

Date	Time
09/09/19	09:33:55

apro

PAT ACCT. 3331

USER DEFINED

Prior Id # 1:	27107
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONAHUE JOHN J-	40773-477		9/5/2003		425,000	No	No		
	15652-110		6/1/1984		113,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
1/6/2009	Meas/Inspect	294	PATRIOT
2/25/2004	MLS	HC	Helen Chinal
3/5/2000	Mailer Sent		
2/29/2000	Measured	263	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4350		Sq. Ft.	Site		0	80.	1.27	1									440,401						440,400	

Total AC/HA: 0.09986 | Total SF/SM: 4350 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 440,401 | Spl Credit | Total: 440,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32567573
Const Adj.:	0.97563571
Adj $ / SQ:	168.139
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	387832
Depreciation:	120228
Depreciated Total:	267604

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

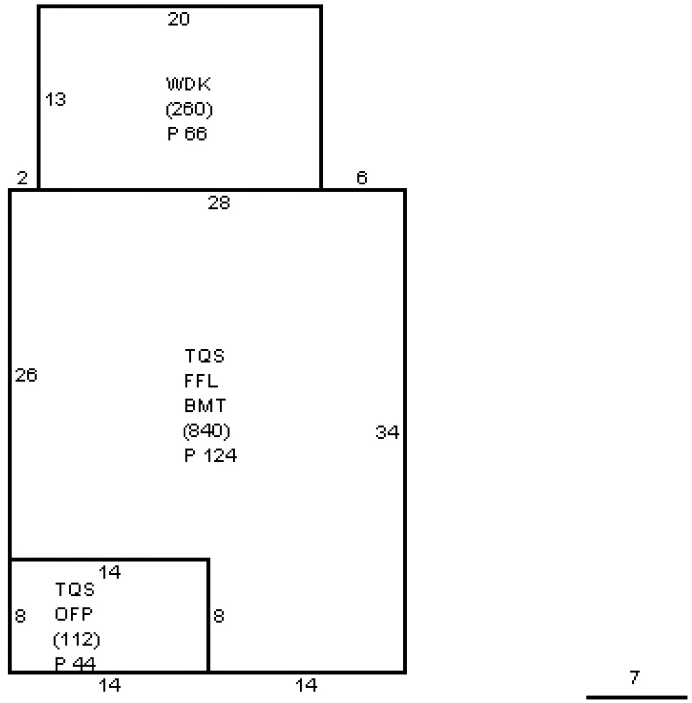
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.14
Special Features:	0	Val/Su Net:	96.75
Final Total:	267600	Val/Su SzAd	172.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	60.280	50,633
FFL	First Floor	840	168.140	141,237
TQS	3/4 Story	714	168.140	120,051
WDK	Deck	260	9.610	2,498
OFP	Open Porch	112	30.470	3,413

Net Sketched Area:	2,766			Total:	317,832
Size Ad	1554	Gross Are	3004	FinArea	1806

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X22	A	FR	1924	24.47	T	50	101			3,200			3,200

More:	N	Total Yard Items:	3,200	Total Special Featues:		Total:	3,200